

2 Lythwood Hall, Bayston Hill, Shrewsbury, Shropshire, SY3  
0AD

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**Offers In The Region Of £459,950**

Viewing: strictly by appointment  
through the agent



Forming part of a complex divided into 6 dwellings of a former mansion believed to date back around 1782cc, this is a beautifully presented much improved and spacious three double bedroom period property. 2 Lythwood Hall offers buyers instantly appealing, bright and airy living accommodation throughout which can only be fully appreciated by early inspection which comes highly recommended by the selling agent. The property occupies a lovely position within this favoured residential location of Bayston Hill, having excellent local amenities and being well placed for easy access to the medieval town centre of Shrewsbury, small market town of Church Stretton and local bypass which links up to major motorway networks. Viewing is essential.

The accommodation briefly comprises of the following: Reception hallway, cloakroom, lounge with wood burning stove, separate dining room, refitted kitchen/breakfast room, UPVC double glazed conservatory, master bedroom with refitted ensuite shower room, two further double bedrooms, refitted family bathroom, landscaped front, side and rear enclosed gardens, two garages, tarmacadam parking area, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Wooden entrance door gives access to:

**Reception hallway**

Having two UPVC double glazed sash windows, two radiators, tiled floor.

Door from reception hallway gives access to:

**Cloakroom**

Having low flush WC, pedestal wash hand basin, space for washing machine, tiled floor, radiator.

Door from reception hallway gives access to:

**Lounge**

17'2 x 13'11

Having UPVC double glazed French doors giving access to gardens with UPVC double glazed window to side and above, feature wood burning stove set to a decorative fire surround, radiator, coving to ceiling.

Door from reception hallway gives access to:

**Dining room**

17'2 x 10'2

Having UPVC double glazed sash windows to front and rear, radiator, coving to celing.

Door from reception hallway gives access to:

**Refitted kitchen**

12'2 x 9'2

Having attractive eye level and base replaced units with built-in cupboards and drawers, range style cooker, integrated fridge freezer, dishwasher, wood effect fitted worktops, stainless steel 1 1/2 sink drainer unit with mixer tap over, recessed spotlights to ceiling, radiator.

UPVC double glazed door from refitted kitchen gives access to:

**P shaped UPVC double glazed conservatory**

15'0 max reducing down to 10'0 x 8'8

Having a range of UPVC double glazed windows overlooking the property's rear gardens with UPVC double glazed roof, tiled floor, radiator.

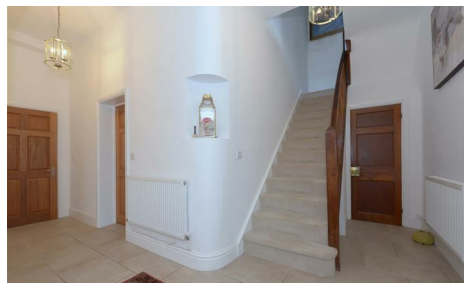
From reception hallway stairs rise to:

**Half landing**

Stairs then rise to:







#### **First floor landing**

Having UPVC double glazed sash window with integrated window seat to front, radiator.

Doors from first floor landing give access to: Three double bedrooms and refitted bathroom.

#### **Bedroom one**

17'2 x 11'1

Having UPVC double glazed sash windows to front and rear of property, loft access, radiator.

Door to:

#### **Refitted ensuite shower room**

Having tiled shower cubicle with drench shower over, low flush WC, pedestal wash hand basin, cupboard housing gas fired central heating boiler, UPVC double glazed sash window to rear, tiled floor, heated chrome style towel rail, recessed spotlights and extractor fan to ceiling.

#### **Bedroom two**

14'2 x 7'10

Having UPVC double glazed sash window with pleasing aspect to side of property, radiator.

#### **Bedroom three**

14'0 x 8'11

Having UPVC double glazed sash window with pleasing aspect to side of property, radiator.

#### **Refitted bathroom**

Having a three piece white suite comprising: Timber style panel bath with antique style mixer tap over and hand-held shower attachment off, low flush WC, pedestal wash hand basin, tiled floor, part tiled to walls, recessed spotlights and extractor fan to ceiling, heated chrome style towel rail.

#### **Outside**

To the front of the property there is a tarmac parking area with timber garage to side. The front gardens of the property comprise: paved pathway giving access to front door, low maintenance stone sections, brick paved area with timber pergola, mature shrubs and bushes, lawn gardens. This then extends to the side of the property having a large Indian sandstone paved sun terrace, raised beds, mature shrubs, plants and bushes.

#### **Southerly facing rear gardens**

And comprise: Stone sections, paved areas, mature shrubs, plants and bushes, gated pedestrian access then leads to the residence road and access is then given to a secondary garage. The rear gardens are enclosed.

#### **Services**

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

#### **COUNCIL TAX BAND D**

#### **Tenure**

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

#### **Mortgage services**

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

#### Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

#### Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

